three days' pay—perhaps much less), they stand still. If they work at piecework, they lose directly in not receiving wages; if monthly or yearly servants, they are menaced with a prospective and indirect loss in the reduction of establishments and a lowering of salaries.

But in a moral point of view, is time, indeed, to be looked upon only as money? Is no part of it to receive more consideration than if it were mere dross? Was it only given us that we might go on heaping bag upon bag of gold, adding house to house, and acre to acre? If, in fact, every minute were weighed as a broad piece of gold, and every day as an ingot, should we be justified in running the headlong, jostling race we every day pursue? Ask the "Integer vitæ scelerisque purus," to sell you his good opinion or his vote for money, and the honest blood rushes to his face; but his indignation is nullified, his reproach blunted, edge and point, by his rigid adherence to "Time is money." If commercial integrity is "more precious than fine gold," how ought we to estimate the moral culture of the inward man, whose purity and right education is the alone basis of all fair dealing?

Much as we imagine ourselves superior in philosophy and attainments to our continental neighbours, we might learn from them a useful lesson—that of being contented with less money, and devoting more time to æsthetic pursuits, and to the cultivation of all that makes life worth living for. And here suffer me to throw out a hint for thinkers. May not a comparison be drawn, much to our disadvantage, between the mediæval times and our own? I speak architecturally. Look at the works of the men who worked slowly and thought much, and turn to the productions of our day, when men "run up" a church in a few months, a standing monument of their want of thought.

It was hoped that when railroads were made, so much time would be saved in travel, as to give greater leisure to the ordinary affairs of life, but the anticipation has not been realized. The fever has grown with what it feeds on. Truly, the demon of unrest has entered into us, and we rush down the steep places to drown ourselves in a sea of troubles.

Festina Lente.

RESTORATION OF ST. PETER'S CHURCH, FROCESTER, COUNTY OF GLOUCESTER.

This pretty and retired village, through which the line of railway from Gloucester to Bristol runs, and in which village Ralph Bigland, the well-known author of the "History of the County of Gloucester," formerly resided, possesses an old parish church, now about a mile from the village, which has for a period of more than a century lain in a state of desolation and decay, and in the interior of which, and among the tombs of the departed, till very lately, the owl and the bat had found an abode. The restoration of this old parish church (said to be dedicated to St. Peter) has been commenced under the direction of the writer; and a short description of the church, as well as of the restorations about to be effected, may be interesting.

The original fabric appears to have been built about the commencement of the Early English period of ecclesiastical architecture. The plan of this church consisted of a long and narrow nave, 64 feet by 15 feet, a chancel in a continuous line with the nave, and latterly without any separation, internally 20 feet by 15 feet; a north aisle, 20 feet by 13 feet, with a north chapel, separated from this aisle at the eastern end formerly by an oak screen, and at the western end of which was placed the tower, 9 feet by 9 feet internally; and about the middle of the nave, on the south side, was a porch, the side walls of which are perforated, and altogether of a peculiar design. The tower was surmounted with a broach spire, very stumpy in proportion, constructed of oak timber, covered with oak shingles. In the tower were placed six bells. The nave was separated from the north aisle by piers and arches; the piers at the eastern end being circular, and at the western end square. In the chancel existed a piscina of the Early English period; and several flat coffin lids, with various devices of monumental crosses incised on them of the Early English period, as well as stone coffins, have been discovered. The fabric, viz., the nave, aisle, and porch, according to the existing specimens of the windows and doorways, &c., appears to be about the period of Henry the Seventh, 1485, Perpendicular. At the western end of the nave, I should mention, there existed a recess about 3 feet in width by 22 feet in length: this recess was covered over with a lean-to roof,—for what purpose it was used I am desirous of ascertaining.

As to the intended restorations, the walls all round are to be taken down, as well as the piers and arches, and rebuilt on the site of the old foundations, with the exception of the tower, which is to be extended northwards, and the north aisle westwards, thereby increasing the internal area of the building. All the old roofs were constructed of either oak or chesnut timber, consisting of all common rafters, with semi-circular tie pieces underneath, and covered with stone tile. The same construction of roofs is about to be placed on the new walls, the old timbers being reused, as far as they are sound. The present porch, and all the old windows, of four different patterns, are to be repaired and reinserted in the new walls, and some new windows made to correspond. Between the chancel and nave I conclude a rood screen existed, and which formed the only separation between the two. The way leading to the rood loft remained, and underneath the semi-circular carved pieces of the roof, about 7 feet in length, there existed panelling and rib mouldings painted, which was formerly over this rood loft no doubt. The walls of the chancel were in a very bad state of repair, and considerably out of the perpendicular, and the roof had partly fallen in.

This portion of the church is being repaired, under the care of the lay rector (a converted Romanist), and the incumbent (a very low Churchman, and formerly an officer in the army), and I am sorry to say it is about to be restored in the cheapest, plainest, and not altogether with the most substantial materials, the roof timbers being, I understand, about to be worked out of beech timber, and underneath these roof timbers to be plastered. The whole of the other portion of this church—nave, aisle, tower, and porch—is now being restored, at the expense of the parishioners, who have come forward in a praiseworthy and liberal manner, with the assistance of the squire of the parish, Mr. J. A. G. Clarke. The seats, as well as the roof, are being worked out of oak. The few remains left of the old benchends had the linen-fold, or scroll pattern, in the panels. The new seats, which are to be without doors, are to be worked according to this pattern; and this church, when completed, will accommodate nearly 300 persons. There is to be a new stone font and pulpit, and an oak reading-desk; and the north chapel (a proposed site for an organ), is to be separated from the aisle by an oak screen, as well as the chancel from the nave. Buttresses are now placed against the side walls, which formerly did not exist. The tower is to be of the same size on plan as the old one, but is to be now carried up 10 feet higher, and the spire is to be of stone, and made more tapering in its proportions than the old one.

The contract for carrying out the restorations of this church amounts to between 1,800*l.* and 1,900*l.* The amount of the subscriptions is at present far short of this, but it is to be hoped this work, now so well begun, will be nevertheless completed in the manner in which it is proposed it should be carried out.

Francis Niblett.

Plate-Glass Manufacture.—A patent has been granted to Mr. Obed Blake, Blackwall, for smoothing plates, sheets, or panes of glass, by means of suction or vacuum blocks, arranged in combination with runners and other machinery as set forth and described, and illustrated by drawings. The suction-blocks are made to adhere to such glass-plates as are already used with the finest emeries in smoothing by hand, and the object of the invention is to imitate this finer work, hitherto done by hand, the coarser being already done by machine, with plaster of Paris for adhesion.

OF THE RIGHT TO REMOVE FIXTURES SET UP FOR ORNAMENT OR CONVENIENCE AND DOMESTIC USE.*

The author premises that it must not be forgotten each case must depend, in a great measure, upon its own peculiar facts,—"'That the right (to remove) is an exception only, and though to be fairly considered, is not to be extended;' and that it will be requisite to ascertain whether there be any custom or prevailing usage; what is the nature and construction of the article, its mode of annexation, and the effect of its removal:† these will all prove useful and safe *criteria* in practice, where there is any doubt, or where any new case arises.

Hangings.—In Poole's case, 1 Salk., 368, Lord *Holt* denies the right of a tenant to remove any other description of fixtures, save trade; nevertheless Lord Keeper *Wright*, in Squier *v.* Mayer, 2 Freem. 249, held that hangings nailed to the walls should be accounted as personalty, and go to the executor as against the heir.

Looking Glasses.—So hangings and looking glasses are only matters of ornament and furniture, and not to be taken as part of the house and freehold, but removable by the lessee of the house. Beck *v.* Rebow, 1 P. Wms. 94. See Elwes *v.* Maw, 3 East, 33, per Lord *Ellenborough*.

Tapestry, &c.—So hangings, tapestry, and iron backs to chimneys. Harvey *v.* Harvey, 2 Stra. 1141. *Id.*

Wainscot.—So wainscot fixed by screws, and marble chimney-pieces. Lawton *v.* Lawton, 3 Atk. 15. Ex parte Quincey, per Lord *Hardwicke*, Lawton *v.* Salmon, 1 H. Bl. 260. And, it would seem, a cornice fixed with screws. Owen *v.* Cheslyn, 3 Ad. & E. 75.

Chimney-pieces.—An outgoing tenant may remove an ornamental chimney-piece put up by himself during his tenantcy, but not a chimney-piece which is not ornamental. Leach *v.* Thomas, 7 Car. & P. 385, per *Patteson*.

Window-sashes.—So window-sashes which are neither hung nor beaded into the frames, but merely fastened by laths nailed across the frames to prevent their falling in, for they are not fixed to the freehold. Rex *v.* Hedges, 1 Leach, C. C. 201; 2 East. P. C. 590. *n.*

Beds fastened to the Ceiling.—So beds fastened to the ceiling with ropes, or even nails. Ex parte Quincey, 478.

Stoves, Cupboards, &c. — So stoves and grates fixed into the chimney with brickwork, and cupboards supported with holdfasts. Rex *v.* St. Dunstan's, 4 Bl. C. 686, per *Bayley*, J. See Lee *v.* Risdon, 7 Taunt. 191; Colgraves *v.* Dias, 2 B. & C. 76; Lyde *v.* Russell, 1 B. & Al. 194. But see Winn *v.* Ingilby & Hauxwell, 5 B. & Al. 625.

In Birch *v.* Dawson, 6 Carr & P. 658, it is made a *quære* whether carpet tacked to the floor is fixed furniture.

Pumps.—So a pump which was attached to a perpendicular plank resting on the ground at one end, and at the other fastened to the wall by an iron pin, having a head at one end and a screw at the other, which went through the wall. *Tindal*, C. J., observing, 'that the article was one of domestic convenience, was slightly fixed, erected by the tenant, and might be removed entire." Grimes *v.* Boweren, 6 Bingh. 437.

These articles, being generally affixed by the tenant for his personal comfort and convenience, and being equally useful in another house, and capable of being easily disunited, by which the premises will neither be injured nor left in a worse state than they were before, the tenant may remove.

Doors, Hearths.—But things affixed to the house for the purpose of completing it he cannot take away; thus doors, hearths, windows. Poole's case, 1 Salk. 368.

Veranda.—Nor a veranda placed in front of the house, supported by posts fixed in the ground. Penry *v.* Brown, 2 Stark. N. P. 403.‡

* "From "The Law of Fixtures, &c." By S. G. Grady, Barrister-at-Law. Richards, Fleet-street.

† "Whether a fixture can be removed by a tenant without substantial injury to the premises is a question proper for the jury, upon an issue whether the fixture is removable or not by law. Avery *v.* Cheslyn, 3 Ad. & E. 75; 5 Nev. & M. 378."

‡ "This was an action of covenant by which the defendant undertook to repair, and keep in repair, all erections, buildings, and improvements which might be erected thereon during the term, and yield up the same in good and sufficient repair; and *Abbott* J. held that the veranda fell within the terms of the covenant."

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